066.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	846,000 / 846,000
					USE VALUE:	846,000 / 846,000
					ASSESSED:	846,000 / 846,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WINIKATES ROBERT & ANNE L
Owner 2:	
Owner 3:	
Street 1:	51 CUTTER HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ISLAM MOHAMMAD NAZRUL -
Owner 2:	SIDDIQUE FATEMA -
Street 1:	8420 STONEWALL DR
Twn/City:	VIENNA
St/Prov:	VA Cntry:
Postal:	22180

NARRATIVE DESCRIPTION

This parcel contains .212 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Brick Veneer Exterior and 2529 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9222.000	358,300		487,700	846,000
Total Card	0.212	358,300		487,700	846,000
Total Parcel	0.212	358,300		487,700	846,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.57 /Parcel: 334.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42411

GIS Ref

GIS Ref

Insp Date 09/21/18

!5680!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 066.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	358,300	0	9,222.	487,700	846,000		Year end	12/23/2021
2021	101	FV	257,700	0	9,222.	487,700	745,400		Year End Roll	12/10/2020
2020	101	FV	257,800	0	9,222.	487,700	745,500	745,500	Year End Roll	12/18/2019
2019	101	FV	281,300	0	9,222.	452,800	734,100	734,100	Year End Roll	1/3/2019
2018	101	FV	281,300	0	9,222.	452,800	734,100	734,100	Year End Roll	12/20/2017
2017	101	FV	281,300	0	9,222.	397,100	678,400	678,400	Year End Roll	1/3/2017
2016	101	FV	281,300	0	9,222.	362,300	643,600	643,600	Year End	1/4/2016
2015	101	FV	234,500	0	9,222.	320,500	555,000	555,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:35:54

LAST REV

Date	Time
06/01/21	08:30:34
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5680

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ISLAM MOHAMMAD	71407-312	1	7/31/2018		780,000	No	No		
CHISHOLM VALENT	26070-282		2/23/1996		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	42411
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	425	Heat App	15,000	C				
1/14/2020	98	Inter Fi	290,000	O				
8/11/2005	724	Renovate	9,000			G7	GR FY07	REMOD EXISTG ROOM
4/22/2005	274	Re-Roof	10,504					

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2021	Permit Visit	DGM	D Mann
10/28/2019	SQ Returned	JO	Jenny O
9/21/2018	MEAS&NOTICE	CC	Chris C
3/26/2009	Meas/Inspect	189	PATRIOT
10/31/2005	Fieldrev-Chg	BR	B Rossignol
10/26/2000	Hearing Chag	201	PATRIOT
10/7/1999	Meas/Inspect	267	PATRIOT
7/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9222		Sq. Ft.	Site		0	70.	0.76	12									487,660						487,700	

Total AC/HA:	0.21171	Total SF/SM:	9222	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	487,660	Spl Credit		Total:	487,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.28597808
Const Adj.:	0.89219999
Adj $ / SQ:	114.735
Other Features:	125887
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401658
Depreciation:	43379
Depreciated Total:	358279

COMMENTS

BK:11575 BK:490 41C 413086 646-0029. OF=
XTRA SHOWER IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

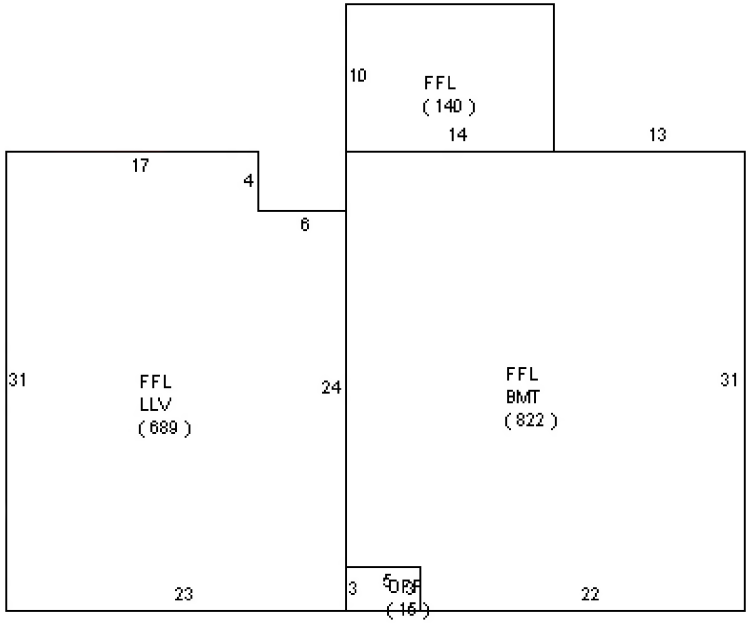
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	114.73
Special Features:	0	Val/Su Net:	112.78
Final Total:	358300	Val/Su SzAd	217.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,651	114.730	189,427
BMT	Basement	822	54.560	44,845
LLV	Lower Level	689	59.380	40,910
OFP	Open Porch	15	39.260	589

Net Sketched Area:	3,177	Total:	275,771
Size Ad	1651	Gross Area	3177	FinArea	2529
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	C	
LLV	100	FLA	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	